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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 28, 2004	CONTACT/PHONE Josh LeBombard (805) 781-1431	APPLICANT Gary Davis	FILE NO. SUB2004-00022 TR2639
SUBJECT A request by Gary Davis, Templeton Properties for a Vesting Tentative Tract Map and Conditional Use Permit to subdivide two existing lots totaling 1.09 acres into eight parcels of 6,825, 6,075, 5,675, 5,475, 5,450, 5,250, and 5,250 square feet each for the construction of seven town houses of approximately 2,000 square feet in size and one 6,125 square foot common space lot. The division will create one on-site road (Brookline Court). The project will result in the disturbance of 1.09 acres. The project site is in the Residential Multi-Family and Commercial Retail land use categories and is located on the south side of Riverrun Road, approximately 400 feet east of Main Street, within the community of Templeton, in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Tract Map 2639 and Conditional Use Permit based on the findings listed in Exhibit A & C and the conditions listed in Exhibit B & D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 16, 2005 for this project.			
LAND USE CATEGORY Residential Multi-Family and Commercial Retail	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-214-061, 062	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Templeton Community Design Plan			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 – Development Standards (density) Ch. 22.18 – Parking Sec. 22.22.080 – Residential Single-Family Subdivision Design			
EXISTING USES: Asphalt parking area, curb			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi-Family, Commercial Retail Townhouses East: Residential Single Family/ Single family residences South: Industrial/ Storage Facility West: Public Facilities/ United States Post Office			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Public Works, Environmental Health, Agricultural Commissioner, County Parks, Templeton Community Services District, Air Pollution Control District, California Department of Transportation, Regional Water Quality Control Board	
TOPOGRAPHY: Level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton CSD	ACCEPTANCE DATE: December 10, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size and Development Standards

Section 22.22.080 of the Land Use Ordinance allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for a planned development. The density of residential units must be in compliance with Planning Area Standards (section 22.104.090) and Section 22.10.130 for Residential Multi-Family projects since this project is subject to Residential Multi-Family Land Use density. Sections 22.10 and 22.18 of the Land Use Ordinance establish development standards. The proposed Tract Map and Conditional Use Permit meets all requirements as follows:

<u>Chapter</u>	<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
22.10.130	Minimum Site Area	6,000 square feet	1.09 acres
	Maximum Floor Area	22,791 square feet (48%)	12,945 square feet (27%)
	Minimum Open Area	21,366 square feet (45%)	30,813 square feet (65%)
22.104.090	Density	28 units (26 units per acre @ 1.09 acres)	7 units
22.10.140	Setbacks Front Side Rear	May be set by map with minimum of 10 feet between all structures	Minimum of 10 feet between all structures; Front, Side, Rear - Variable, minimum 15 feet
22.10.090	Height	35 feet	23 feet
22.18.050	Parking	Resident - 14 spaces Guest - 3 spaces	Resident - 14 spaces Guest - 5 spaces

Residential Uses in Office and Commercial Retail Land Use Category

Section 22.30.490 of the Land Use Ordinance allows a residential use to be the primary use on a site in the Commercial Retail Land Use Category given that the project does not 1) reduce the community inventory of office or commercial property available to satisfy commercial needs of the population envisioned by the Land Use Element; or 2) impede the continuing orderly development of community shopping and office areas with office and other commercial uses.

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Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

BACKGROUND:

This property was originally approved for two residential care facilities as part of Tract 2348. The necessary improvements were made to this property to develop it as proposed in Tract 2348 however, the development has not taken place. The applicant instead is requesting approval for a subdivision of the two parcels to eight parcels (seven residential and one common area).

PROJECT DESCRIPTION / SITE DESIGN:

The proposed project is a single-family residential planned development project in the Multi-Family Residential and Commercial Retail Land Use Categories consisting of seven single-family residences, with floor areas ranging from 1,715 to 2,215 square feet, excluding garages. Individual units are accessed via the commonly owned parcel (Lot 8). Each residence will be constructed with a two-car garage for resident parking. Additionally, five guest parking spaces will be provided within the commonly owned parcel.

For single-family residential projects being developed in areas allowing for Residential Multiple-Family density, staff has been challenged to obtain a balance between an appropriate and livable amount of common and private outdoor space for individual units and density. This project is somewhat limited regarding design due to its size. For this project, common open space is provided through centrally located common open area that consists of the access road (Brookline Court). The project was also designed to maximize private for each unit.

The architecture of the individual residences was designed to meet the Templeton Community Design Plan. Furthermore, the residences were designed to minimize repetition in style and provide a street presence for both Brookline Court and Riverrun Road. Four different designs were used on the seven parcels to vary the architecture of the residences. Variation in style includes: porches, 2-story design, roof type, color, and material. Lots 1 and 6 were also designed to offer a street presence to both of the adjacent streets.

TEMPLETON COMMUNITY DESIGN PLAN:

Due to the nature of this project being a single-family development in the Residential Multi-Family and Commercial Retail Land Use Categories, both the single-family and multi-family design guidelines of the Templeton Community Design Plan were evaluated for this project.

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Single Family Design

Guideline V.A.1: Varied Front Yard Setbacks

Each group of three adjacent houses should contain at least one house whose front yard setback differs from those of its neighbors by a minimum of 7 feet. Minimum setbacks may not be reduced to accommodate this variation.

◆ The design of this subdivision has accomplished the objective of this by standard by varying the placement of the homes in this division by a combination of varying the front setback and varying the lot lines.

Guideline V.A.2: Lot Shape Variety

Each group of three adjacent lots should vary their lot sizes by containing one lot whose size or width should differ from those of the group by a minimum of 15%. Minimum lot sizes may not be reduced to accommodate this variation.

◆ Lot sizes for this project vary with only 2 of the eight lots being of the same size. This project is a planned development (as described earlier); therefore, the lot sizes proposed are below the standard minimum size of 6,000 square feet for the Residential Multi-Family Land Use Category.

Guideline V.A.3: Percent of Building Footprint to Lot Size

The total square footage of a house and garage footprint should not exceed 35% of the total lot size. Side setbacks should be wider than normal between residences as a priority in providing open spaces.

◆ Due to the smaller size of the proposed parcels, the house and garage footprint for each parcel does exceed 35% of the total lot size for each parcel.

Guideline V.A.4: Driveway Frontage and Garage Location

No more than a total of 25% of a lots' frontage may be utilized for a driveway opening, however, 16' width is allowable for a two car drive for any lot. (This guideline does not apply to flag lots on a cul-de-sac bulb). Garages and carports should be located no closer to the street than the front of the residence and preferably further back than the front.

◆ The driveways for the proposed residences are for two cars and are 16' in width. As a result, 4 of the lots have frontage covered at 32% by driveway.

Guideline V.A.5: Driveways

Driveways should be over 20 feet long to prevent automobiles from protruding across sidewalks or into the street, creating traffic hazards for pedestrians and autos.

◆ Driveways for this project are all equal to or greater than 20 feet in length.

Guideline V.A.7: Orientation of Residences

Where a proposed subdivision is adjacent to a collector street, locate residences to face the collector street with driveways and garages fronting onto a rear alley. Front yard setbacks should be a minimum of 30 feet.

◆ Residences adjacent to Riverrun Road have been designed to have the appearance of fronting Riverrun Road. 2 of the 3 residences adjacent to the road will still obtain access from

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the private easement (Brookline Court) and their front setbacks will be derived from Brookline Court, but to meet the intent of this standard the 2 homes have been designed to have a front looking façade.

Guideline V.A.8: Street Tree Requirement

Within new development, plant one tree for every 25 feet adjacent to a street within 15 feet of the property line, or in the public right-of-way where a setback is required. Clustering trees in preferable to equal spacing. The preferable minimum size is 15 gallon. Preferred species: Valley Oak, Coast Live Oak, London Plane, Chinese Elm, Maple, Camphor, Liquidambar, Honey Locust, or other trees from the Templeton Tree List. Street trees should be located at least three feet from curbs and sidewalks unless a root barrier is installed with the tree.

- The preliminary landscape plan shows trees being planted at 25-foot intervals adjacent to Riverrun Road. The project includes a condition for submission of a final landscape plan that adheres to this standard.

Lighting, Signs, Hours Of Operation and Drive-Through Standards

Guideline V.A.9: Street Lighting

When new street lighting is planned within residential development, the preferred type and height of fixture is a decorative "post top lamp" similar to those installed in the downtown area on Main Street as indicated below, except at main intersections where the taller "cobra-head" style of fixture may be necessary.

- A condition is included in this report to require that the lighting plan adhere to this standard.

Multi-Family Design

Guideline V.B.1: Vary Building Footprints

Design buildings to minimize the appearance of a large, single, rectangular mass and to provide intimate or human scale. Avoid long, unbroken building facades and simple box forms. To the extent possible, each of the dwelling units should be individually recognizable. This can be accomplished with the use of balconies and setbacks.

- A variation of building footprint, material, as well as use of porches have been used to accomplish this standard.

Guideline V.B.2: Clustering and Massing

Clustering of three to six multi-family units shall be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall singular structure.

Guideline V.B.3: Limit the Number of Attached Units

The maximum number of attached dwelling units in one cluster structure should not exceed six. Most cluster structures should vary the number of units between three and six.

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Guideline V.B.4: Open Parking and Carports

Cluster open parking and carports along internal private drives (outside of the front setback) to enhance security.

- These guidelines are not applicable to this development as it is being developed as detached single-family type units.

Perimeter Walls and Fences

Guideline V.C.1: Walls and Fences

Height- Fences and walls should be no more than 6'-6" high, except when adjacent to freeways, railroads, or incompatible uses, or when they are required by the County or State for sound attenuation and no other alternative is available.

- Fences will be no greater than 6' in height.

Guideline V.C.2: Fence/Wall Materials and Detailing

Fences and walls visible from public streets should be constructed of durable, high-quality materials and should display a high level of quality in finish and detail. In general, walls should be constructed of unit masonry, river cobblestone or should complement and be harmonious with the project building architecture. Walls with a lesser quality of finish and detail may be considered for approval if they are continuously screened by landscaping. Unfinished precision block concrete walls are unacceptable.

- Fences visible from Riverrun Road will be constructed of solid wood and will be consistent with the materials used for the residences.

Residential Architectural Guidelines

Guideline VI.D.1: Wall Articulation

Avoid long uninterrupted exterior walls on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

- Four different designs were used on the seven parcels to vary the architecture of the residences. Variation in style includes: porches, 2-story design, roof type, color, and material.

Guideline VI.D.2: Energy Efficiency

Architectural planning and design shall take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.

- The residences will meet or exceed standard building energy requirements.

Guideline VI.D.3: Multi-Family Entries

Avoid the use of long access balconies or corridors which are monotonous and impersonal. To the extent possible, the entrances to individual units should be plainly visible.

Guideline VI.D.4: Structure Groups

Break large projects into groups of structures.

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Guideline VI.D.5: Mass Articulation

Change roof levels and ground planes to break up the mass and bulk of buildings.

- These guidelines are not applicable to this development as it is being developed as detached single-family type units.

Guideline VI.D.6: Private Patios

Make extensive use of private enclosed patios and balconies to provide residents with a greater degree of control over their living environments. Balconies should be at least 6' deep and 10' wide if used as a private upstairs patio space. Private ground level patios should be at least 10' x 15' to provide sufficient useable area.

- Two of the residences have been designed with covered porches. The remaining five residences have been designed to maximize outdoor space.

Guideline VI.D.7: Maximum Building Length

In attached multi-family projects, buildings longer than 120 feet should be avoided.

- This guideline is not applicable to this development as it is being developed as detached single-family type units.

Guideline VI.D.8: Architectural Form Criteria

The following appropriate and inappropriate architecture shall determine if a development meets the general architectural criteria.

Appropriate:

- *Articulation of wall planes*
- *Projections and recesses to provide shadow and depth*
- *Well defined entries*
- *Pleasing architectural forms*
- *Pleasing architectural forms*

Inappropriate:

- *Unarticulated, vast expanses of wall surface*
- *"Box-like" homes without horizontal and vertical wall articulation*
- *Steeply pitched or flat roofs (more than 10:12 or less than 2:12)*

- The residences for this project have been designed to maximize articulation and provide visual interest.

Specific Residential Architectural Details

Guideline VI.E.1: Materials

Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton for residential structures.

Appropriate:

- *Stucco, smooth, sand or light lace finish*
- *Wood, as a primary and accent material*
- *Old brick, as a primary and accent material*
- *River rock, as an accent material*

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- *Unglazed tile, as an accent material and roofing material*
- *Composition shingle*
- *Treated wood shake*

Inappropriate:

- *Metal or aluminum siding (including carports)*
- *"Log cabin" look*
- *Unfinished concrete block*
- *Unfinished concrete "tilt up" construction*
- *Painted or white brick*

- The residences use a combination of stucco and wood as material for wall surface.

Guideline VI.E.2: Roofs

While no roof types for residential structures will actually be prohibited by these guidelines, the following should be considered prior to final selection.

Appropriate:

- *Gable, shed, and hip roofs*
- *Combining roof types*
- *Creating articulation in ridgeline plane*
- *Varying ridge height*

Inappropriate:

- *Large expanses of flat roof*
- *Gambrel roofs*
- *Mansard roofs*
- *A-frame type roofs*

- The residences use a combination of roof types designed to minimize large expansive flat roofs.

Guideline VI.E.3: Windows

Windows are typically rectangular or round headed openings with various forms. The appearance of the window being recessed into the wall is an important element for weather protection, shade, and to provide additional wall articulation.

Appropriate:

- *Bay windows*
- *French doors*
- *Rectangular windows*
- *Clerestory windows*
- *Canvas or vinyl awnings*
- *Round windows*
- *"Greenhouse" windows*
- *Wood or painted window frames*

Inappropriate:

- *Metal awnings*
- *Silver or gold window frames*

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- *Reflective glass*
- *Untrimmed windows flush with wall surface*

Guideline VI.E.4: Main or Front Doors

Appropriate:

- *Double wood doors*
- *Single wood doors*
- *Wood doors with windows*

Inappropriate:

- *Glass doors*
- *Non-anodized aluminum frame doors*

● The window types of the residences are typically rectangular and the proposed doors are wood.

Guideline VI.E.5: Exterior Stairs

Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways shall be smooth stucco, plaster, or wood with accent trim of complementary colors.

Appropriate:

- *Side walls of smooth or sand finish stucco, wood, or other opaque building material*
- *Accent trim cap or banding of tile*

Inappropriate:

- *Exposed prefabricated metal stairs*

● This guideline is not applicable to this development as no outside stairs are proposed.

Guideline VI.E.6: Balconies, Porches, and Patios

The incorporation of balconies, porches, and patios onto or within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings.

Appropriate:

- *Smooth, sand or light lace finish stucco*
- *Simple, clean, projections*
- *Articulated wall surfaces*
- *Large wooden beam, posts, and brackets*
- *Wood railings/balustrades*

Inappropriate:

- *Single or double pipe rail painted with accent color*
- *Lack of porches or covered entries*

● Two of the residences have been designed with covered porches. The remaining five residences have been designed to maximize outdoor space.

Other Residential Architectural Elements

Guideline VI.F.1: Garage Doors

As with doors and windows, the garage door should appear to be set into the walls rather than flush with the exterior wall to provide shadow relief. Garage door design should be kept simple and clean yet be a major visual element.

- Garage doors have been recessed and are simple in design.

Guideline VI.F.2: Chimneys

Chimneys as an architectural form should be simple and boldly project from main wall surfaces. Accents and articulation details are encouraged. It is recommended that exposed flues and extravagant metal fireplace caps not be used.

- No chimneys are proposed.

Guideline VI.F.3: Gutters and Downspouts

Gutters and downspouts should be concealed unless designed as a continuous architectural feature. Exposed gutters used as an architectural feature should be colored to match fascia or wall material. Exposed downspouts should be colored to complement the surface to which they are attached.

- Gutters and downspouts have been concealed.

Guideline VI.F.4: Mechanical Equipment

Roof mounted mechanical equipment shall be screened from view in a manner consistent with the building façade. Ground mounted mechanical equipment shall be screened from view with landscaping or fencing.

- No roof mounted equipment is proposed and ground mounted equipment is proposed to be hidden from view.

Guideline VI.F.5: Skylights

Skylights should be designed as integral parts of the roof. Skylight glazing should be clear or bronze. White glazing is discouraged. Skylight framing material must be colored to match the room. Flat skylights are encouraged.

- No skylights are proposed.

Guideline VI.F.6: Vents

Locate all vents and pipe stacks to the rear or side of roof away from the street. All vent stacks and pipes should be colored to match the roof or wall material.

- Residential plan A indicates that vents will be located on the front of the residence; however, they have been designed (round and slatted) to add visual interest in the residence.

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Guideline VI.F.7: Paving

Textures, patterns, and colors are encouraged in the design of paved areas in public places. Modulation of surface should occur to define direction of walkways and location of major modes such as recreation facilities, entries, etc. Large monolithic areas of single color un-textured paving are discouraged.

- This guideline is not applicable to this development, as areas are not proposed in this development where this guideline would apply.

Guideline VI.F.8: Solar Panels

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to match roof colors. Natural aluminum finish is strongly discouraged. Support solar equipment shall be enclosed and screened from view.

- No solar panels are proposed.

Guideline VI.F.9: Awnings

Awnings of solid accent colors are permitted in moderation.

- No awnings are proposed.

Guideline VI.F.10: Accessory Structures

Patio trellises, and other exterior structures may be of stucco, metal, or wood as permitted by County codes, with finishes compatible with the overall color palette.

- No accessory structures are proposed with this permit.

Guideline VI.F.11: Parking and Service Lighting

Parking lots should be lit with a high enough intensity to discourage vandalism and help create security. The design of the pole and fixture should be coordinated with other site architecture. Poles must be protected from auto bumpers, either by placing them far enough away from bumper overhangs, or place the light standard on a 24' concrete pedestal. Hooded lights are recommended for parking areas to increase efficiency. Care should be taken in placing lights to avoid light penetration into upstairs windows of housing units or adjacent properties.

- This guideline is not applicable to this development as no parking lot areas are proposed.

Guideline VI.F.12: Support Facilities

Any support buildings within multi-family residential areas such as laundry facilities, recreation buildings, and sales/lease offices should be consistent in architectural design and form as previously illustrated for the residences. Temporary sales offices should be compatible with these standards.

- This guideline is not applicable to this development as no common support buildings are proposed.

Guideline VI.F.13: Mailboxes

Where common mailbox services are provided, they should be located close to the project entry or near recreational facilities. The architectural character should be similar in form, materials,

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and colors to the surrounding buildings. Mailbox locations must be approved by the U.S. Postal Service.

- This guideline is not applicable to this development as no common mailboxes are proposed.

Guideline VI.F.14: Trash Disposal

Trash bins should be fully enclosed within 6' stucco, brick, wood, or cobblestone walls and solid gates and softened with landscaping. Recommended locations include inside parking courts or at the end of parking bays. Location should be conveniently accessible for trash collection and maintenance.

- This guideline is not applicable to this development as no common trash disposal areas are proposed.

PLANNING AREA STANDARDS:

The project site is located within the Templeton Urban Area. Planning Area Standards for Residential Multi-Family projects establish density and design criteria as outlined above. The applicant worked closely with staff to provide revisions to the original project to meet site planning and design objectives. The proposed project satisfies all Planning Area Standards.

COMMUNITY ADVISORY GROUP COMMENTS: Supported the project with a 5-1 vote in favor of it given that the project met the design standards with special attention given to lighting.

AGENCY REVIEW:

Agricultural Commissioner - Projects results in less than significant impacts to agriculture resources. Supplemental disclosure regarding agricultural is recommended.

Air Pollution Control District Mitigations in July 26, 2004 letter to be incorporated into project.

Public Works – Recommend approval with stock conditions.

Environmental Health – A final will serve letter will be required prior to recordation of final map.

County Parks – Pay Quimby and applicable building fees.

Templeton Community Services District – Intent-to-serve letter provided.

Templeton Fire Department – Project to meet criteria outlined in August 3, 2004 letter.

LEGAL LOT STATUS:

The existing lots were legally created by Tract 2348.

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**FINDINGS - EXHIBIT A
SUB2004-00022; TR2639/DAVIS**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 16, 2005 for this project.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Multi Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of seven residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support seven residences with adequate open area.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because mitigation measures for air quality, agricultural resources, public services/utilities, recreation, and transportation/circulation are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Adjustment

- J. That there are special circumstances or conditions affecting the property being subdivided because the access to Riverrun Road is minimized making it necessary to serve six parcels from a private access easement.

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- K. That the granting of the adjustment will not be detrimental to the traffic circulation system, the public utility and storm drainage systems, or vehicular or pedestrian safety because Brookline Court (a private access easement) will adequately serve the proposed land division.
- L. That the granting of the adjustment will not result in any unreasonable costs in the maintenance of the improvement by the entity charged with such maintenance responsibility because the easement that the parcels will obtain access from is a private easement that will be maintained by the landowners in the land division.
- M. That the granting of the adjustment will not be detrimental to, nor degrade, any portion of the improvement work involved in the subdivision because this configuration of lots will not affect the improvements made to this subdivision.

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CONDITIONS - EXHIBIT B
SUB2004-00022; TR2639/DAVIS

Approved Project

1. Vesting Tentative Tract Map and Conditional Use Permit to subdivide two existing lots totaling 1.09 acres into eight parcels of 6,825, 6,075, 5,675, 5,475, 5,450, 5,250, and 5,250 square feet each for the construction of seven town houses approximately 2,000 square feet in size and one 6,125 square foot common space lot.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Riverrun Road repaired/widened to complete an A-2 section fronting the property.
3. A private easement be reserved on the map for access to lots 1-6.
4. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

5. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
6. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
7. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

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Drainage

8. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Utilities

9. Electric and telephone lines shall be installed overhead.
10. Cable T.V. conduits shall be installed in the street.
11. Gas lines shall be installed.

Design

12. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Fire Protection

13. The applicant shall obtain a fire safety clearance letter from Templeton Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

Parks and Recreation (Quimby) Fees

14. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on.

Affordable Housing Fee

15. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Site Improvement Mitigations

16. **GS-1 Prior to construction of site improvements**, the applicant shall submit a Storm Water Pollution Prevention Plan to the Regional Water Quality Control Board. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the

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grading plan. The plan shall contain, but need not be limited to, all of the following information:

- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
- b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
- c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
- d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
- e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
- f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
- g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
- h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

Additional Map Sheet

17. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - b. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

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- c. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated August 3, 2004 from the Templeton Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- d. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - 1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - 2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- e. Mitigations
 - 1. AG-1 Prior to sale of residences, the applicant shall provide a supplemental disclosure to owners/tenants regarding adjacent agricultural activities including hours of operation and the County of San Luis Obispo Right-to-Farm Ordinance.
 - 2. AQ-1 **Prior to issuance of construction permits**, to control dust on the project site, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stock-pile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - 3. AQ-2 **Prior to issuance of construction permits**, the applicant shall conduct a geologic investigation for naturally occurring asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.
 - 4. AQ-3 **Prior to developmental burning of vegetative material**, the applicant shall apply for and obtain a burn permit from the APCD and the

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Templeton Fire Department. The application requires the submittal of a technical feasibility study.

Covenants, Conditions and Restrictions

18. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Maintenance of common areas including the access easement.
 - b. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
 - d. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated August 3, 2004 from the Templeton Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - e. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
 - f. Mitigations
 1. AG-1 Prior to sale of residences, the applicant shall provide a supplemental disclosure to owners/tenants regarding adjacent agricultural activities including hours of operation and the County of San Luis Obispo Right-to-Farm Ordinance.
 2. AQ-1 **Prior to issuance of construction permits**, to control dust on the project site, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stock-pile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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3. **AQ-2 Prior to issuance of construction permits**, the applicant shall conduct a geologic investigation for naturally occurring asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.
4. **AQ-3 Prior to developmental burning of vegetative material**, the applicant shall apply for and obtain a burn permit from the APCD and the Templeton Fire Department. The application requires the submittal of a technical feasibility study.

Miscellaneous

19. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

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FINDINGS - EXHIBIT C
SUB2004-00022; TR2639/DAVIS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 16, 2005 for this project.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed seven residential parcels do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed land division and subsequent residences are similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project the project is located on Riverrun Road, a collector road constructed to a level able to handle any additional traffic associated with the project.

Residential Use in the Commercial Retail Land Use Category

- G. The proposed residential use will not reduce the community inventory of office or commercial property available to satisfy commercial needs of the population envisioned by the Land Use Element because the project site is of limited size.
- H. The proposed residential use will not impede the continuing orderly development of community shopping and office areas with office and other commercial uses because the project is located on Riverrun Road and will be situated between the Post Office and existing residences and will not interfere with future commercial development occurring on Main Street.

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**EXHIBIT D - CONDITIONS OF APPROVAL
SUB2004-00022; TR2639/DAVIS**

Approved Development

1. This approval authorizes Vesting Tentative Tract Map and Conditional Use Permit to subdivide two existing lots totaling 1.09 acres into eight parcels of 6,825, 6,075, 5,675, 5,475, 5,450, 5,250, and 5,250 square feet each for the construction of seven town houses approximately 2,000 square feet in size and one 6,125 square foot common space lot.

Site Development

3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations which are consistent with all applicable guidelines and standards of the Templeton Community Design Plan.
3. **At the time of application for construction permits**, submit a revised landscape plan to the Department of Planning and Building for review and approval. The revised plan shall be consistent with the Templeton Community Design Plan standard V.A.8.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The lighting plan shall be consistent with the Templeton Community Design Plan standard V.A.9.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Templeton Fire Department for this proposed project and dated August 3, 2004.

Services

6. **At the time of application for construction permits**, the applicant shall provide a letter from Templeton Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
8. **Prior to issuance of a construction permit**, the applicant shall submit evidence that the building will meet or exceed standard building energy requirements.

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***Conditions to be completed prior to occupancy or final building inspection
/establishment of the use***

9. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before establishment of the use. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
10. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
11. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

12. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
13. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

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11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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May 20, 20005

Templeton Area Advisory Group
PO Box 1135
Templeton, CA 93465-1135

Josh Lebombard, Planner
County Planning and Building Department
San Luis Obispo County Government Center
San Luis Obispo, CA 93408

Subject: RE-SUBDIVISION SUB2004-00022, TRACT 2639. Applicant Gary Davis requests to subdivide two parcels consisting of 1.09 acres into 7 single family lots. In 2001 these two parcels were approved as two assisted care facilities as part of Tract 2348 (Development Plan). Property is located on Riverrun Road behind the post office.
APN# 040-214-061 & 062.

Dear Mr. Lebombard:

At its May 19th meeting, TAAG reviewed the subject project.

In a vote of (5-1 with 1 abstention), TAAG requests the project comply with the Templeton Community Design Plan with special attention to no street lights on Brookline Court, the removal of any existing street lights in this tract fronting on Riverrun Road, and all exterior lighting shall be shielded.

Truly yours,

Dorothy Jennings, Chairperson
Templeton Area Advisory Group

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (JL/MG)

ENVIRONMENTAL DETERMINATION NO. ED04-330

DATE: June 16, 2005

PROJECT/ENTITLEMENT: Davis Tract Map and Conditional Use Permit SUB2004-00022

APPLICANT NAME: Gary Davis, Templeton Properties

ADDRESS: P.O. Box 308, Templeton, CA, 93445

CONTACT PERSON: Susan Ostrov

Telephone: 805-441-3532

PROPOSED USES/INTENT: Request by Gary Davis/Templeton Properties to allow for a 1) planned development, 2) subdivision of two parcels (totaling 1.09 acres) into eight parcels consisting of seven parcels ranging from 5,200 to 6,800 square feet each for the purpose of sale and/or development, and one 6,675 square foot common space lot, and 3) allow for grading and construction of seven town houses, which will result in the disturbance of the entire parcel.

LOCATION: South side of Riverrun Road, approximately 400 feet east of Main Street, within the community of Templeton, in the Salinas River (Templeton) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
 County Government Center, Rm. 310
 San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on June 30, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
 County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency
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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Davis Tract Map/Conditional Use Permit; SUB2004-00022; ED04-330

Project Applicant

Gary Davis, Templeton Properties

Address:

P.O. Box 308

City, State, Zip Code:

Templeton, CA, 93465

Telephone #:

(805) 4434-5543

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 6/9/05

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Davis Tract Map and Conditional Use Permit ED04-330 (SUB2004-00022)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc.
Prepared by (Print)

Sharon Galt
Signature

04/22/05
Date

Ellen Carroll *Ellen Carroll*
Reviewed by (Print) Signature

Ellen Carroll,
Environmental Coordinator
(for) 4.29.05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Gary Davis, Templeton Properties for a tract map to subdivide two existing lots totaling 1.09 acres into eight parcels of 6,075, 5,250, 5,400, 5,200, 5,250, 6,800 and 5,475 square feet each for the construction of seven town houses approximately 2,000 square feet in size and one 6,675 sf common space lot. The division will create one on-site road (Brookline Court). The project will result in the disturbance of 1.09 acres. The project site is located on the south side of Riverrun Road, approximately 400 feet east of Main Street, within the community of Templeton, in the Salinas River (Templeton) planning area.

ASSESSOR PARCEL NUMBER(S): 040-214-061

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Templeton

LAND USE CATEGORY: Residential Multi-Family

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Asphalt parking area, curb

TOPOGRAPHY: Level

VEGETATION: Grasses

PARCEL SIZE: 1.09 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Multi-Family/ Townhouses	<i>East:</i> Residential Single Family/ Single family residences
<i>South:</i> Industrial/ Storage Facility	<i>West:</i> Public Facilities/ United States Post Office

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located on the south side of Riverrun Road, immediately east of the United States Postal Service (USPS) building and parking area located on North Main Street in the community of Templeton (refer to Figures 1 through 3). The surrounding area is characterized by existing single-family residential development to the west and northwest, planned single-family and multi-family residential development to the north, and commercial uses on North Main Street. The topography of the project site is level. Development on the project site consists of an asphalt parking area and curb (to be removed), previously intended to serve a residential care facility planned for the site. An approximately three-foot tall masonry wall is located along the west, east, and south property lines.

The applicant is proposing to subdivide the project site into eight lots and construct detached townhomes on proposed Lots 1 through 7, ranging from 5,250 to 6,825 square feet in size. One common lot (Lot 8) would be reserved for access and utility improvements. Retaining walls would be constructed along the shared property lines of Lot 1/Lot 2, Lot 7/Lot 6, and Lot 7/Lot 5. Lot 7 would access directly onto Riverrun Road while the remaining six lots would access onto the proposed private access road, Brookline Court (refer to Figures 4 through 6).

The proposed project has incorporated the recommendation of the Templeton Area Advisory Group (TAAG) to stagger the garage faces behind the living spaces. TAAG approval of the proposed project design and specific design conditions would be required prior to recordation of the tract map. The proposed townhouses would be consistent with the developed residential neighborhood located east and northeast of the project site. The proposed residences have varied floor plans with houses facing street frontages. Although proposed Lot 1 and Lot 6 would have side yards facing Riverrun Road, exterior building articulation and proposed street trees would provide adequate variation of building lines. Exterior design features include varied colors, setbacks and exterior siding materials,

which would allow for the townhouse development to remain in harmony with the surrounding single-family residential neighborhood. The project site is not visible from North Main Street due to existing development, surrounding topography and vegetation. The proposed project would be visible from Riverrun Road and Waterfall Lane, local roads used primarily by residents and visitors in the area. The project will not be visible from any major public roadway. No significant visual impacts are expected to occur and no mitigation measures are necessary.

Mitigation/Conclusion. Based on the above discussion, and required TAGG approval of the project, no visual impacts are anticipated and no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in the Residential Multi-Family land use category. The soil types on the project site for "non-irrigated" and "irrigated" soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, are Hanford and Greenfield gravelly sandy loams (non-irr: IV, irr: II). Surrounding land uses consist of residential development, commercial retail, and undeveloped areas zoned for residential and commercial uses. The Templeton Livestock Market is located approximately 600 feet north of the project site.

Mitigation/Conclusion. The proposed project was referred to the County Agriculture Department for review. The Department determined that the project would have insignificant impacts on agricultural activities (Lynda L. Auchinachie; August 6, 2004). Recommended mitigation to ensure no agricultural incompatibility impacts would occur consists of supplemental disclosure of neighboring activities and the County's Right-to-Farm Ordinance. This mitigation will be sufficient in mitigating impacts to agriculture to a less than significant level.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the latest annual air monitoring station information (per the County's Annual Resource Summary Report, 2004), unacceptable PM10 levels were exceeded once in 2003 at the Atascadero and Paso Robles monitoring stations, which is down from the past three years (two exceedences). Ozone levels were exceeded once in 2003 at the Paso Robles monitoring station, after three years with no exceedences. The County has maintained attainment status for ozone.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gases (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) and implementation of Clean Air Plan (CAP) goals have helped reduce the formation of ozone. The project site is located within walking or biking distance to the central business district of Templeton.

Impact. As proposed, the project will result in the disturbance of 1.09 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. The proposed project was referred to the APCD and mitigation is required for fugitive dust, naturally occurring asbestos, and developmental burning (Corinne Rosenblum; July 26, 2004).

Fugitive Dust (PM10). Implementation of the proposed project would result in the generation of dust, potentially affecting adjacent residences and commercial uses, resulting in a potentially significant air quality impact.

Asbestos. Asbestos is considered a toxic air contaminant by the State Air Resources Board. If naturally occurring asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Mitigation/Conclusion. To mitigate potential air quality impacts, the applicant has agreed to comply with APCD's standard construction dust control measures including; use of water trucks, reducing the amount of disturbed area, and building pad construction after grading. The applicant shall also provide APCD with required asbestos information and apply for a burn permit if necessary (refer to Exhibit B for full list of measures). Based on the above discussion and implementation of mitigation measures, air quality impacts will be reduced to less than significant levels and no further measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located within an urban environment, and is surrounded by development. Vegetation on the property includes non-native grasses. The Natural Diversity Database (2005) did not identify any sensitive species or habitats within close proximity of the proposed project. A coast live oak is located adjacently west of the project site, separated by an approximately 3-foot tall retaining wall and grade separation. The project site has been graded for a previously planned development and the proposed project would not require significant grading to prepare the site for the residential development. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species; therefore, no significant biological impacts are expected to occur.

Mitigation/Conclusion. Based on the above discussion and absence of sensitive species or habitats, no impacts to biological resources are anticipated and no mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site has been graded level and is developed with a paved access road. The site is surrounded by existing development. The existing paving would be removed and a new access road, seven residences and three retaining walls would be constructed. No historic structures are present. A *Phase I Archaeological Survey* (Heritage Discoveries; September 22, 1998) did not identify presence of cultural resources on the project site or surrounding area and identified the site as having a low potential for cultural resources due to prior disturbance of the parcel. The project site is located within a region of archaeological and paleontological sensitivity; however, due to past site disturbance no cultural resource impacts are anticipated.

Mitigation/Conclusion. Based on the above discussion and lack of cultural resource impacts, no significant impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project site may contain serpentine or ultramafic rock or soils (refer to Section 2, Air Quality). The site has been graded for development according to the *Geotechnical Engineering Report* (Mid-Coast Geotechnical; September 21, 2000) prepared for a previously approved residential care facility on the project site. Conditions in the prepared geotechnical report would adequately serve the proposed residential development and no geology impacts are anticipated.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. The closest surface water is Toad Creek, approximately .10 mile west from the proposed project site. As described in the NRCS Soil Survey, the soil is considered not well drained to moderately drained. The proposed residential development would tie-in to the existing stormwater system located on Riverrun Road. No drainage impacts are anticipated.

Sedimentation and Erosion. Soil types mapped for the project site include Hanford and Greenfield gravelly sandy loams. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics. Standard sedimentation and erosion measures required by ordinance would adequately mitigate impacts to a level of insignificance. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors the SWPPP program.

Mitigation/Conclusion. Prior to recordation of the final map, the applicant is required to prepare a SWPPP for site disturbance over an acre (refer to Exhibit B). Based on the above discussion, there is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is not located in an area of known hazardous material contamination. The project is within a medium severity risk area for fire. The project is not within the Airport Review area. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The proposed project was referred to the Templeton Fire Department (Greg O'Sullivan; August 3, 2004), and no significant fire safety concerns were identified. Standard requirements would adequately serve the proposed project.

Mitigation/Conclusion. The applicant is required to comply with conditions set forth by the Templeton Fire Department including: fire sprinklers, access road width requirements, addressing consistency and additional measures as required (refer to Exhibit B). No additional mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located adjacent to Riverrun Road, a local road that generates minimal noise in the area. The project site is outside the 60 Ldn noise level contours for nearby North Main Street, the Southern Pacific Railroad, and Highway 101. The proposed project will not generate or be exposed to significant stationary or transportation-related noise sources.

Mitigation/Conclusion. No significant noise impacts are anticipated and no specific mitigation measures are necessary.

9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the proposed parcel map and conditional use permit would result in the construction of seven new residences in the community of Templeton within a residential-multi family zoned parcel. The project site is located in close proximity to the central business district and is surrounded on three sides by residential or commercial development, and planned residential development is located on the fourth side of the parcel. The future development would not displace existing housing or people, or use a substantial amount of fuel or energy to construct and maintain. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. No significant population and housing impacts are expected to occur as a result of the proposed parcel map.

Mitigation/Conclusion. Prior to map recordation, the applicant is required to pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project. No population or housing impacts are anticipated and no measures above what will be required by code are necessary.

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Templeton Fire Station) is approximately 0.8 mile to the south. The closest Sheriff substation is in Templeton, which is approximately 0.5 mile from the proposed project. The project is located in the Templeton Unified School District. This project along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce cumulative impacts to less than significant levels.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail on the proposed project site. The proposed project was referred to the County Parks Division for review. The Parks Division did not identify any project-specific potentially significant impacts. Implementation of the proposed tract map and build-out and occupation of seven new single-family residences would contribute to the cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. In order to offset the cumulative demand for recreational resources, the applicant would be required to pay Quimby and Building Division fees (Jan DiLeo; August 6, 2004).

No additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto Riverrun Road and North Main Street from a proposed private access road, Brookline Court. The identified roadways are operating at acceptable levels. Referrals were sent to Public Works/Caltrans. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 70 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Based on the *Templeton Traffic Circulation Study*, the Main Street intersections at the Highway 101 interchange would operate at LOS F upon build-out of the community of Templeton. The *Templeton Traffic Circulation Study* includes a list of future projects in Templeton, including, but not limited to, the relocation and widening of Main Street, Ramada Drive, and Theater Drive, widening of the Main Street bridge structure over Highway 101, and installation of signals at the Main Street and Highway 101 ramps and Main Street and Ramada Drive intersection.

Mitigation/Conclusion. The project site is located within sub-area "A" of the Templeton Road Improvement Fee area. Prior to issuance of permits for future land uses on the project site, the

applicant would be required to contribute to the fee program. The fees contributed to this program would partially finance the implementation of improvements to the Highway 101 and Main Street interchange, and mitigate cumulative impacts resulting from future development. Implementation of this measure would mitigate potential impacts to less than significant, and no additional planning area standards are required.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located within the service area of the Templeton Community Services District (TCSD) wastewater system. The TCSD has issued a conditional will-serve letter for seven sewer units and indicated the applicant is responsible for improvements to tie-in to the community wastewater system (William G. VanOrden; June 22, 2004). The proposed sewer line location is shown on project plans, within the proposed Brookline Court right-of-way. County Environmental Health would require a final will-serve letter from the TCSD prior to final map recordation (Laurie A. Salo; July 27, 2004).

Mitigation/Conclusion. The applicant shall construct improvements to tie into the existing TCSD wastewater system and provide Environmental Health with a final will serve letter indicating TCSD will be providing service to the project. Based on the above discussion and implementation of mitigation measures, no wastewater impacts are anticipated and no additional measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Surface Water. The project site is located adjacent to residential and commercial development. The topography of the project site is level and partially paved. The closest surface water to the project is Toad Creek, located approximately .10 mile from the project site. The proposed residential development would drain to proposed Brookline Court and existing Riverrun Road drainage facilities, and then to an existing stormdrain system.

Water Usage. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 5.95 acre feet/year (AFY)

$$7 \text{ residential lots (w/primary (0.85 afy) X 7 lots) = 5.95 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989).

The proposed residential development would be served by the TCSD for water service. The TCSD has issued a conditional will serve letter for seven water units and indicated the applicant is responsible for improvements to tie-in to the community water system (William G. VanOrden; June 22, 2004).

Mitigation/Conclusion. Standard drainage and erosion control measures required for construction of the residence provide sufficient measures to adequately protect surface water quality. Based on the above discussion and implementation of required measures including payment of fees and tie in to the TCSD system, no potentially significant water impacts are anticipated and no additional mitigation measures are necessary.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Salinas River Area Plan, Templeton Community Design Guidelines, etc.). The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study because the project site is bordered by existing and future residential development and would be consistent with development patterns in the area. Referrals were sent to outside agencies to review for policy consistencies (e.g., Templeton Fire Department, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
☒	County Public Works Department	Attached
☒	County Environmental Health Division	Attached
☒	County Agricultural Commissioner's Office	Attached
☒	County Parks Division	Attached
☐	Airport Land Use Commission	Not Applicable
☒	Air Pollution Control District	Attached
☐	County Sheriff's Department	Not Applicable
☒	Regional Water Quality Control Board	None
☐	CA Coastal Commission	Not Applicable
☐	CA Department of Fish and Game	Not Applicable
☐	CA Department of Forestry	Not Applicable
☒	CA Department of Transportation	None
☒	Templeton Community Service District	In File**
☒	Other <u>Leonard Mansell</u>	None
☒	Other <u>Templeton Advisory</u>	In File**

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application	☒ Salinas River Area Plan and Update EIR
<u>County documents</u>	☒ Templeton Circulation Study
☐ Airport Land Use Plans	<u>Other documents</u>
☒ Annual Resource Summary Report	☒ Archaeological Resources Map
☐ Building and Construction Ordinance	☒ Area of Critical Concerns Map
☐ Coastal Policies	☒ Areas of Special Biological Importance Map
☒ Framework for Planning (Coastal & Inland)	☒ California Natural Species Diversity Database
☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	☒ Clean Air Plan
☒ Agriculture & Open Space Element	☒ Fire Hazard Severity Map
☒ Energy Element	☒ Flood Hazard Maps
☒ Environment Plan (Conservation, Historic and Esthetic Elements)	☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ Housing Element	☒ Regional Transportation Plan
☒ Noise Element	☒ Uniform Fire Code
☐ Parks & Recreation Element	☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ Safety Element	☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
☒ Land Use Ordinance	☒ Other <u>Templeton Community Design Plan</u>
☐ Real Property Division Ordinance	
☒ Trails Plan	
☐ Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

- Heritage Discoveries Inc. September 22, 1998. *Phase I Archaeological Survey of The Davis Property, Creekside Road & Main Street, Templeton, San Luis Obispo County, California.*
- Mid Coast Geotechnical, Inc. September 21, 2000. *Geotechnical Engineering Report Proposed Commercial Development and Residential Tract Improvementws Tent. Tract 2384 and APN: 040-291-004 North Main St. Templeton, CA.*

Exhibit B - Mitigation Summary Table**Agriculture**

AG-1 Prior to sale of residences, the applicant shall provide a supplemental disclosure to owners/tenants regarding adjacent agricultural activities including hours of operation and the County of San Luis Obispo Right-to-Farm Ordinance.

Air Quality

AQ-1 Prior to issuance of construction permits, to control dust on the project site, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-2 Prior to issuance of construction permits, the applicant shall conduct a geologic investigation for naturally occurring asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

AQ-3 Prior to developmental burning of vegetative material, the applicant shall apply for and obtain a burn permit from the APCD and the Templeton Fire Department. The application requires the submittal of a technical feasibility study.

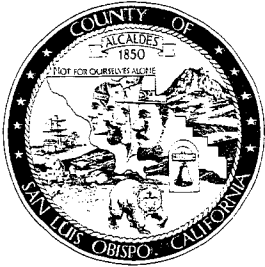
Geology and Soils

GS-1 Prior to construction of site improvements, the applicant shall submit a Storm Water Pollution Prevention Plan to the Regional Water Quality Control Board. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
- b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.

- c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
- d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
- e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
- f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
- g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
- h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: August 6, 2004

TO: Josh LeBombard, Planner I

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Davis Tract Map/CUP SUB2004-00022 (0933)

Summary

The Agriculture Department's review finds that the proposal to subdivide a 1.09 acre project site into seven parcels for the development of six residential units within the Residential Multi-Family land use category would result in **less than significant impacts** to agricultural resources or operations with the incorporation of the following mitigation measures into the project.

Recommended Mitigation Measures

1. Provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities, hours of operation, and the county's Right-to-Farm Ordinance.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

RECEIVED

AUG 10 2004

Planning & Bldg



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

DATE: July 26, 2004

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Corinne Rosenblum *CR*
San Luis Obispo County Air Pollution Control District

SUBJECT: Templeton Properties 7 Lot PUD near Post Office on Tract No. 2348 (SUB2004-00022)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located on Riverrun Road adjacent to the Templeton Post Office for a 7 lot Planned Unit Development on 1.09 acres previously approved for 2 assisted care facilities. We have the following comments on the proposal.

CONSTRUCTION PHASE MITIGATION

Dust Control Measures

The project will not likely exceed the Air Pollution Control District's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents, businesses, schools, parks, etc. in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. APCD staff recommend the following measures be incorporated into the project to control dust:

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stock pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

RECEIVED

AUG 02 2004
Planning & Bldg

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Templeton Properties 7 Lot PUD near Post Office
July 26, 2004
Page 2 of 2

Developmental Burning

Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

OPERATIONAL PHASE MITIGATION

APCD staff considered the project impact by comparing it against screening models within the District's Air Quality Handbook. This indicated that operational phase impacts will likely be less than the District's CEQA mitigation threshold value of 10 lbs of emissions per day. Therefore, APCD is not requiring any operational phase mitigation measures for this project.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

CMR/AJM/sll

cc: Karen Brooks, APCD Enforcement Division

Attachment 1: Natural Occurring Asbestos Construction & Grading Project – Exemption Request Form

h:\o\sl\plan\response\2900.doc

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206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@tcsn.net

Greg O'Sullivan, Fire Chief

8-03-04

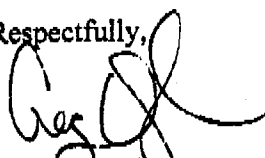
North County Team
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

I have reviewed and conducted a site inspection on the proposed subdivision (Tract 2639) by Templeton Properties, within the Templeton Community Services District boundaries. This development, if approved, would allow the construction of 7 single-family residences. Based on the information provided, the Templeton Fire Department would require:

1. Existing hydrants will meet the CFC appendix III-A requirements.
2. Per TCSD Ordinance 2002-6, all structures will be required to be fire safety sprinklered using NFPA 13D for the single family residences; as well as the Templeton Fire Department guidelines as the standard for design and installation.
3. The information provided indicates the applicant will be improving a new private road. Road widths shall be so constructed so to provide a minimum twenty-foot fire access road. This road can be incorporated with the improved roads, however the fire lane shall be maintained free and unobstructed. If necessary, no parking may be required to meet this standard, if so, obtaining the approval for such no parking shall be the responsibility of the applicant. (See Templeton Fire Department Developers' Guide)
4. Street names and addressing shall be consistent with County standards. Appropriate County officials will be asked to discuss final street names and addressing with fire department officials prior to final approval.
5. Other fire protection measures may be required when specific plans are submitted.

Please note that TCSD and Templeton Fire Department Standards and Specifications and Developers' Guide are available at the TCSD office.

Respectfully,



Greg O'Sullivan
Fire Chief



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County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

July 13, 2004

Susan Ostrov Consulting
1895 Todos Santos Court
Oceano, CA 93445

ATTN: SUSAN OSTROV
RE: TENTATIVE TRACT MAP 2639 (DAVIS)

Water Supply and Wastewater Disposal

This office is in receipt of a **preliminary** will serve letter from the Templeton Community Services District to provide water and sewer services to the above noted tract map. Be advised that a final will serve letter will be required prior to final recordation. Water and sewer line improvements shall be built and immediately available to each parcel or a monetary bond submitted to the county for the improvements to be done at a later date, prior to final map recordation.

TRACT 2639 is approved for Health Agency subdivision map processing.

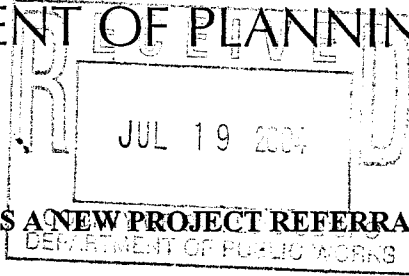
Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c Kami Griffin, County Planning
TCSD
Gary Davis, Owner



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S. N LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING



VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL
DEPARTMENT OF PUBLIC WORKS

TR 2639
TR 2348

DATE:

7/19/04

FROM

PLW



North Co. Team
(Please direct response to the above)

DAVIS

SUB 2004-0022
Project Name and Number

Development Review Section (Phone: 781-

788-2009)

PROJECT DESCRIPTION:

TR Map w/ CUP. Templeton. 1.09
Acres. Southeast of Hwy. 101. 14 unit townhouse
& assisted care facility project. see details...

Return this letter with your comments attached no later than:

7/3/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

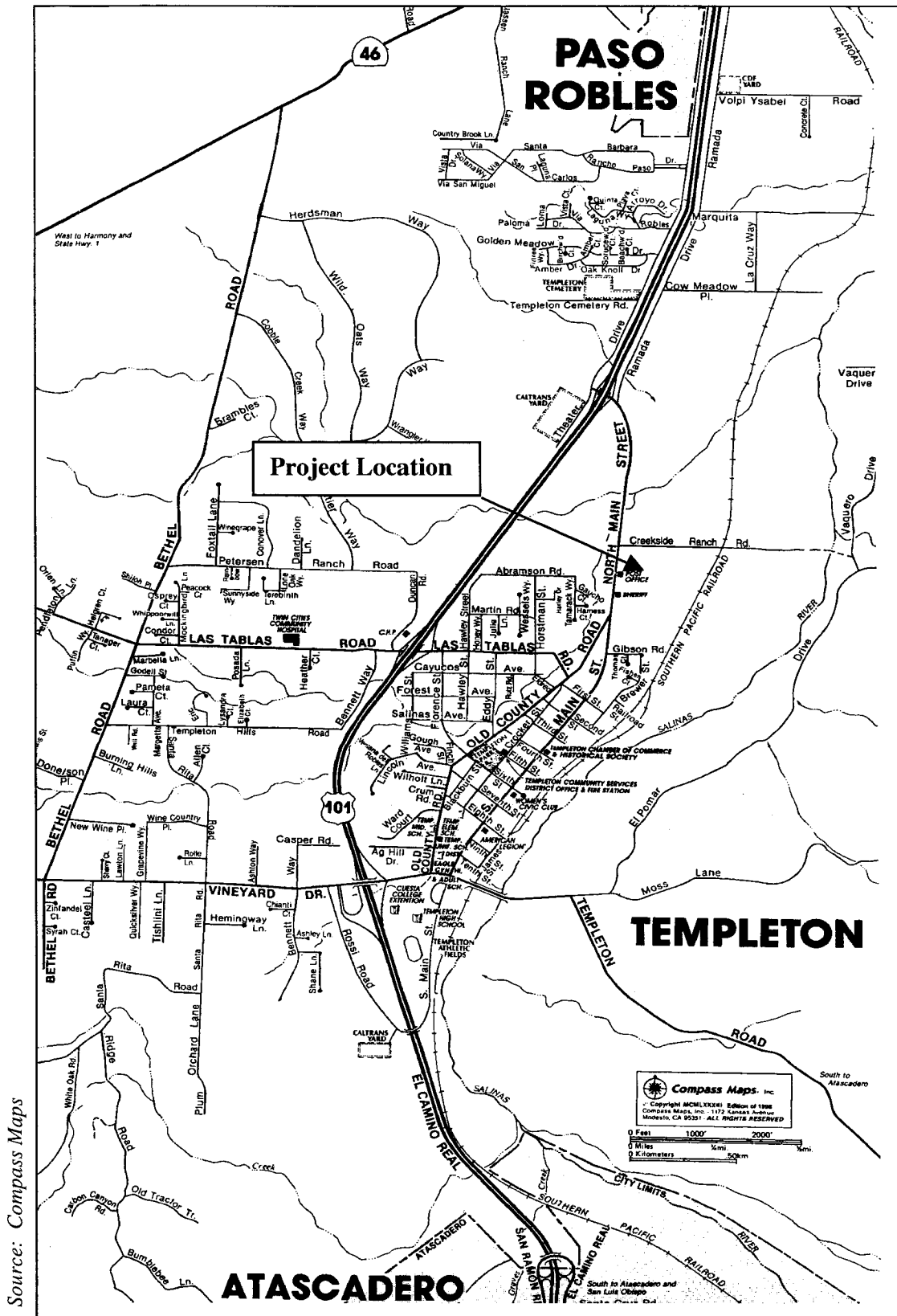
INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STUCKS ATTACHED. DEV PLAN NEEDS TO ADDRESS LOT
SIZE & 6 UNITS ON A PVT. EASEMENT.

23 AUG 2004
Date

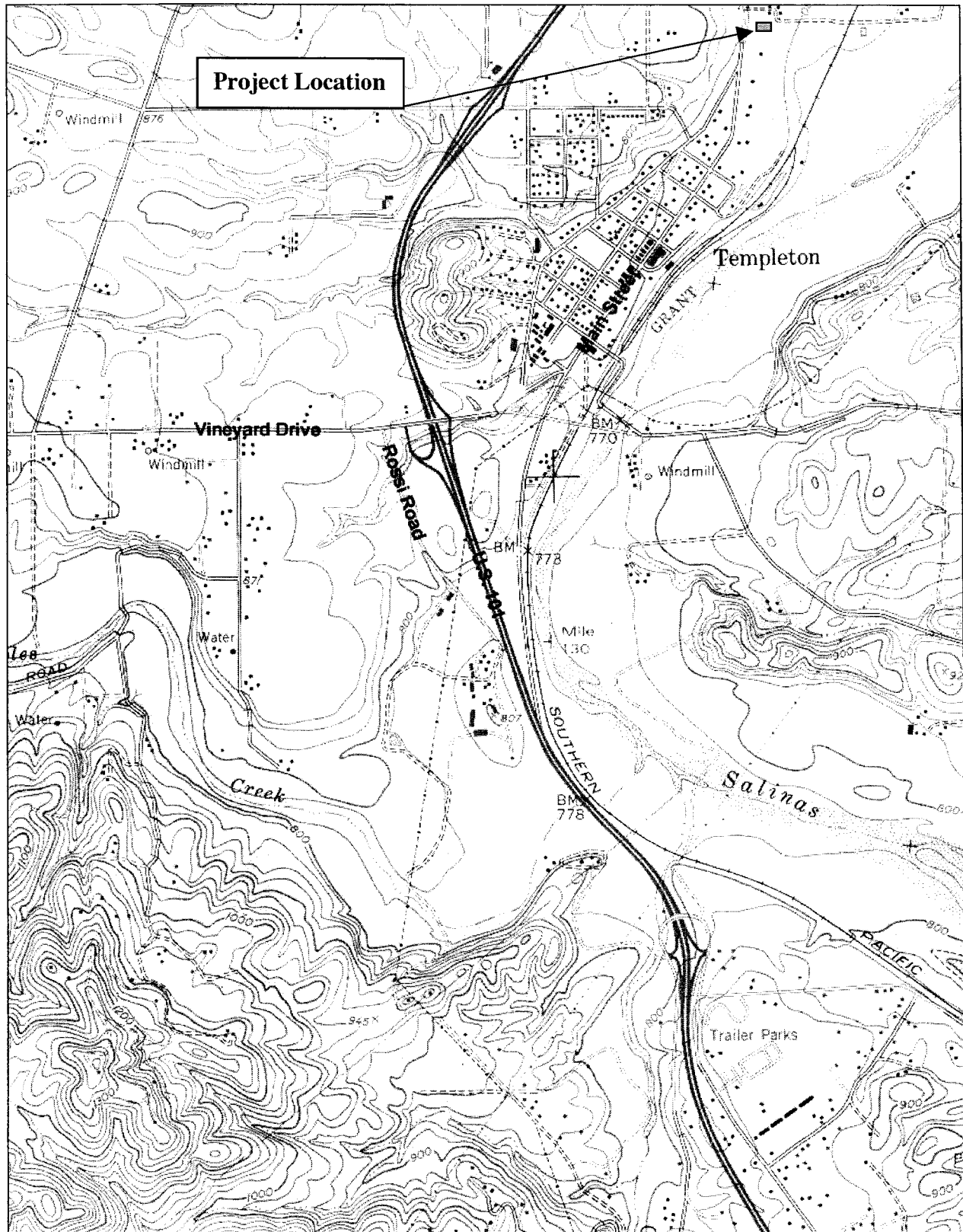
Goodwin
Name

5252
Phone



NORTH
Not to Scale

**VICINITY MAP
FIGURE 1**

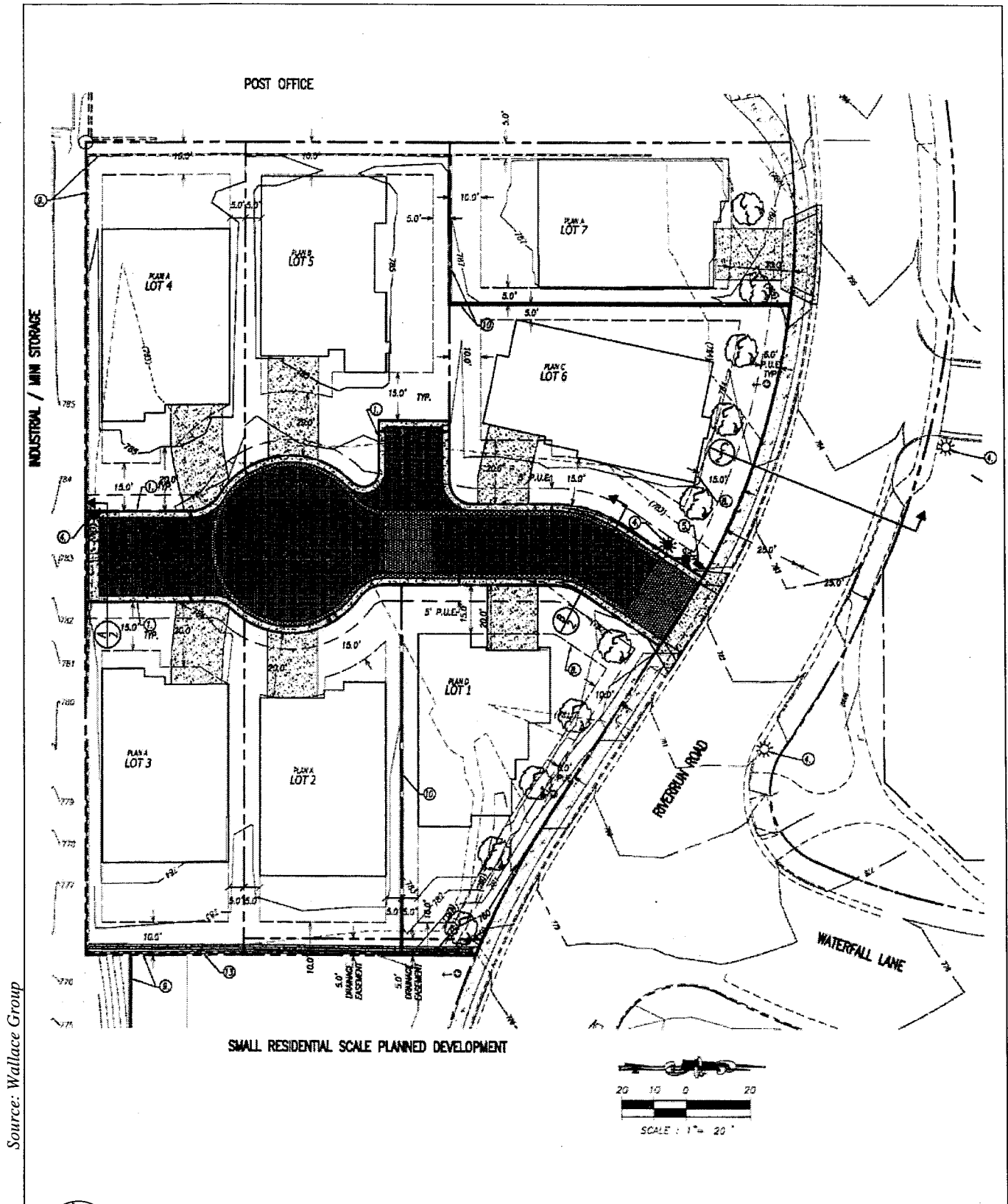


Source: USGS Templeton Quadrangle



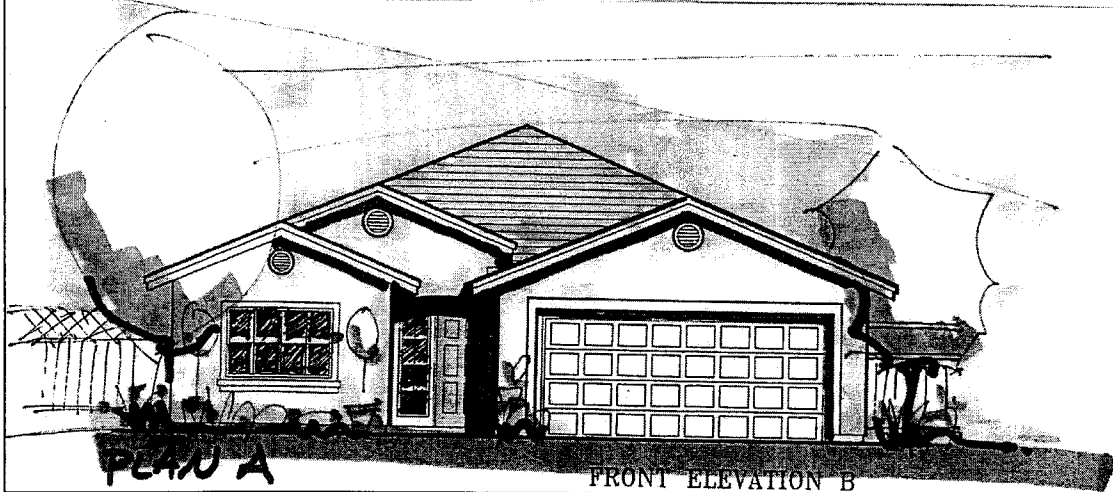
NORTH
Not to Scale

USGS MAP
FIGURE 2



NORTH
Not to Scale

**TRACT MAP
FIGURE 4**



ELEVATIONS
FIGURE 5



Photo 1:

Viewing west from approximately center of project site. Masonry wall indicates property line.



Photo 2:

Viewing west from proposed access point from Riverrun Road.

**PHOTO DOCUMENTATION
FIGURE 6**

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**DEVELOPER'S STATEMENT FOR THE
DAVIS TRACT MAP AND CONDITIONAL USE PERMIT; SUB2004-00022**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AGRICULTURE

AG-1 Prior to sale of residences, the applicant shall provide a supplemental disclosure to owners/tenants regarding adjacent agricultural activities including hours of operation and the County of San Luis Obispo Right-to-Farm Ordinance.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify disclosure of agricultural information.

AIR QUALITY

AQ-1 Prior to issuance of construction permits, to control dust on the project site, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

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Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of dust control measures.

AQ-2 Prior to issuance of construction permits, the applicant shall conduct a geologic investigation for naturally occurring asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify receipt of APCD required asbestos information.

AQ-3 Prior to developmental burning of vegetative material, the applicant shall apply for and obtain a burn permit from the APCD and the Templeton Fire Department. The application requires the submittal of a technical feasibility study.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify receipt of burn permit.

GEOLOGY AND SOILS

GS-2 Prior to construction of site improvements, the applicant shall submit a Storm Water Pollution Prevention Plan to the Regional Water Quality Control Board. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
- b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
- c. Proposed methods and a description of the practices to be used to protect exposed

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erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.

- d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
- e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
- f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
- g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
- h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify submittal of a SWPPP to the RWQCB and submittal of erosion and sedimentation control plan.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Dany A Davis
Signature of Owner(s)

5/26/05
Date

Gary A. Davis
Name (Print)